

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

11/21/2024 10:15 AM

Project Name

Bloom F8
CDR240069

Applicant

Shelley LaMastra
970-484-8855
slamastra@rviplanning.com

Planner: Kai Kleer

Engineer: Sophie Buckingham

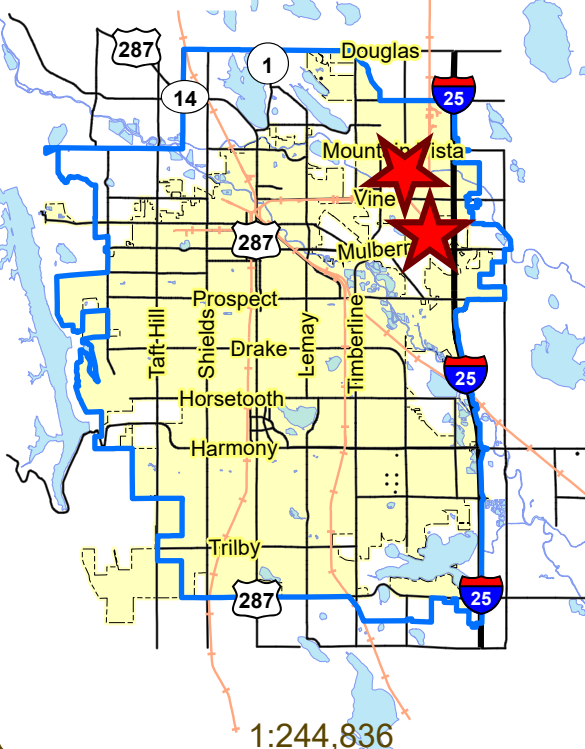
DRC: Brandy Bethurem Harras

Description

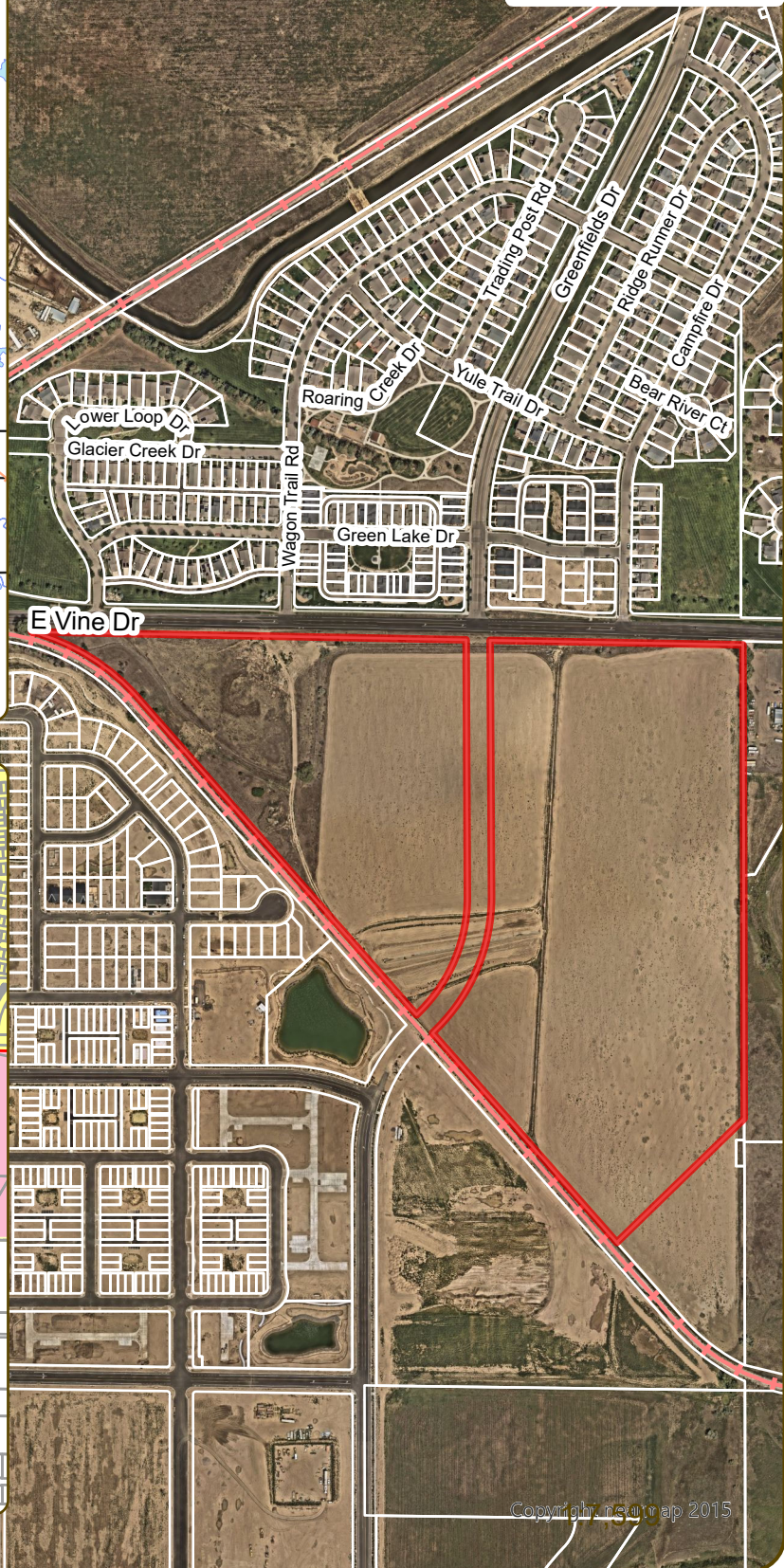
This is a request to develop 128 cottage lots, 100 5-pack cottage lots, and 80 single unit detached dwellings around Greenfields and Vine (parcel # 8709215002, 8709215001). The applicant is proposing cottages and smaller front load single unit detached lots. Access can be taken from N Greenfields Dr and E Vine Dr. The site is directly south of E Vine Dr and approximately 0.54 mi west of I-25. The property is located in the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to an Administrative (Type 1) Review.

Bloom Filing 8- Single Unit Dwellings

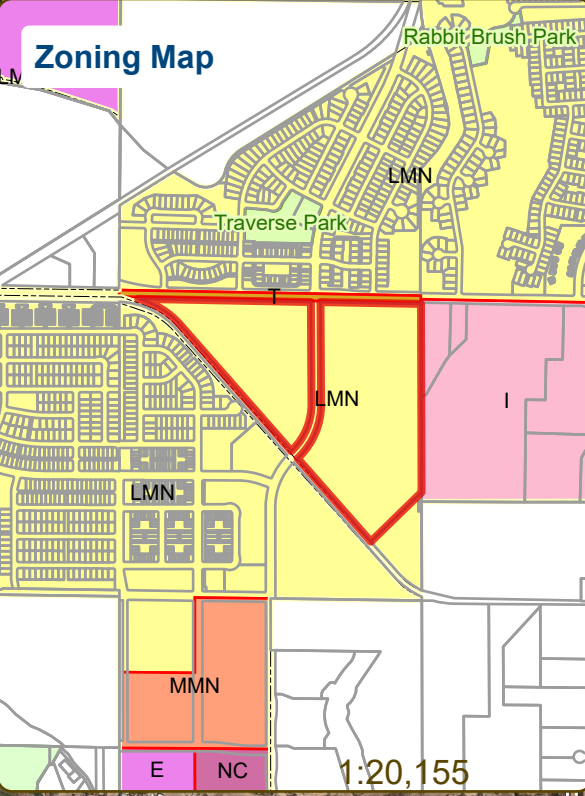
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to preappmeeting@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Are you a small business? Yes No Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures _____

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area _____ S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



Project Narrative: Bloom Filing 8



Project Location

GENERAL INFORMATION:

Project Location: Greenfields Drive and East Vine Drive
Parcel Numbers: 8709215002 and 8709215001 and 8709216002
Size: 2,861,456 SF (65.69 AC)
Existing zoning: LMN with Planned Unit Development (PUD) Overlay
Proposed zoning: LMN with Planned Unit Development (PUD) Overlay
Proposed Building Stories: Two (2)
Proposed Residential Units: 308

PREVIOUS APPLICATIONS

The Bloom PUD was approved in December of 2021, which followed on the heels of the annexation of the Springer-Fisher farm (the portion of Bloom below International Boulevard). Filing One provided backbone infrastructure for all portions of Bloom below the railroad tracks, while also platting ROW for Greenfields up to Vine Dr. Filing One included super pads for future development, cottage lots, and front-loaded lots. Filing Two was an infill project on tracts within Filing One, providing 152 condo units.

Filing Three is an affordable rental housing project, led by PEDCOR Companies. Filing Three is moving through the City review process and currently has an application in to CHFA for tax credit financing. Filing Four is a market-rate apartment project led by Hartford. The project has received P&Z approval and is just finalizing the DA for the FDP.

Project Narrative: Bloom Filing 8

Filing Five and Filing Seven are both replats of parts of Filing One, primarily cleaning up various tracts and easements. Filing Seven is currently in for signatures and recordation.

Filing Six is a stand-alone commercial project on the outparcel at Bloom, located on the SW corner of the site on the far side of Lake Canal. This site is not part of the Metropolitan District. Filing Six is moving through the City review process.

SITE PLAN

Proposed Use and Design Intent

Bloom Filing Eight will continue the SFD housing types used in Filing One, with cottages and smaller 45'x110' front load single family detached lots. Two different configurations are being proposed for the cottages. The first, would be a rear alley load configuration on 30'x110' lots. Garages would be detached and in most cases would be a 4-car garage for two lots that spans the property line. The second configuration is a what is being called a "5-pack". In this case a shared driveway would serve garages for 5 cottages - 2 of which are fronting the public street right-of-way and three that are behind these homes front along green open space. Large green spaces connections provide for trail connections through the site as well as for a 300' buffer to the Cooper Slough on the east side of the site.

Pollinator nodes and connections are shown on the plan connecting from the west end of the site to the east side as per the approved PUD.

Current Use

Currently the site is vacant. Right-of-way has been dedicated for the Greenfields connection to East Vine Drive in previous filings.

Access & Circulation

Vehicular access and circulation are from the south side via Greenfields that will be extended to East Vine Drive across the railroad tracks from Sykes Drive. Additionally, two emergency access easements have been shown on the plan along the west and east corners of the north property line. An additional right-of-way connection was studied for the east corner of the site, but was not pursued after a field visit. The new street would have significant grade, would remove a large stand of mature trees and impact the existing property to the east in order to properly space between Campfire Dr and Eight Court.

Parking

All properties would have the required two parking spaces on their lots. Any additional parking for guests would occur along the public right-of-way streets.

Compatibility with Surrounding Area

The proposed plan would be governed by the approved Bloom PUD and would therefore be compatible with all other development to the south and west. Compatibility to the east is accomplished with the proposed 300' natural habitat buffer. East Vine Drive separates this development from neighborhood to the north. A large grade change from Vine Drive to Bloom Filing 8 would prevent most of the homes from being visible to the existing homes to the north.

Natural Features

The Cooper Slough Waterway is east of this site and requires a 300' Natural Habitat Buffer Zone. There are a couple of minor encroachment areas into this buffer and other areas that exceed the 300'. We have an average over the 300' and we would like to be reviewed on a basis of average distance. Only pedestrian trails are located within this buffer zone.

Lighting

All lighting within the residential area will meet City of Fort Collins requirements.

Project Narrative: Bloom Filing 8

Trash and Recycling Service

All trash will be located within garages of individual units.

ENGINEERING

Stormwater Detention

Stormwater infrastructure will be designed to collect, detain and treat all stormwater runoff from the site. Stormwater is expected to be released to the Cooper Slough at a restricted rate equal to the 2-year historic. Low Impact Development will be provided throughout the site to treat stormwater prior to entering the detention pond.

Water System

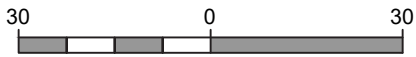
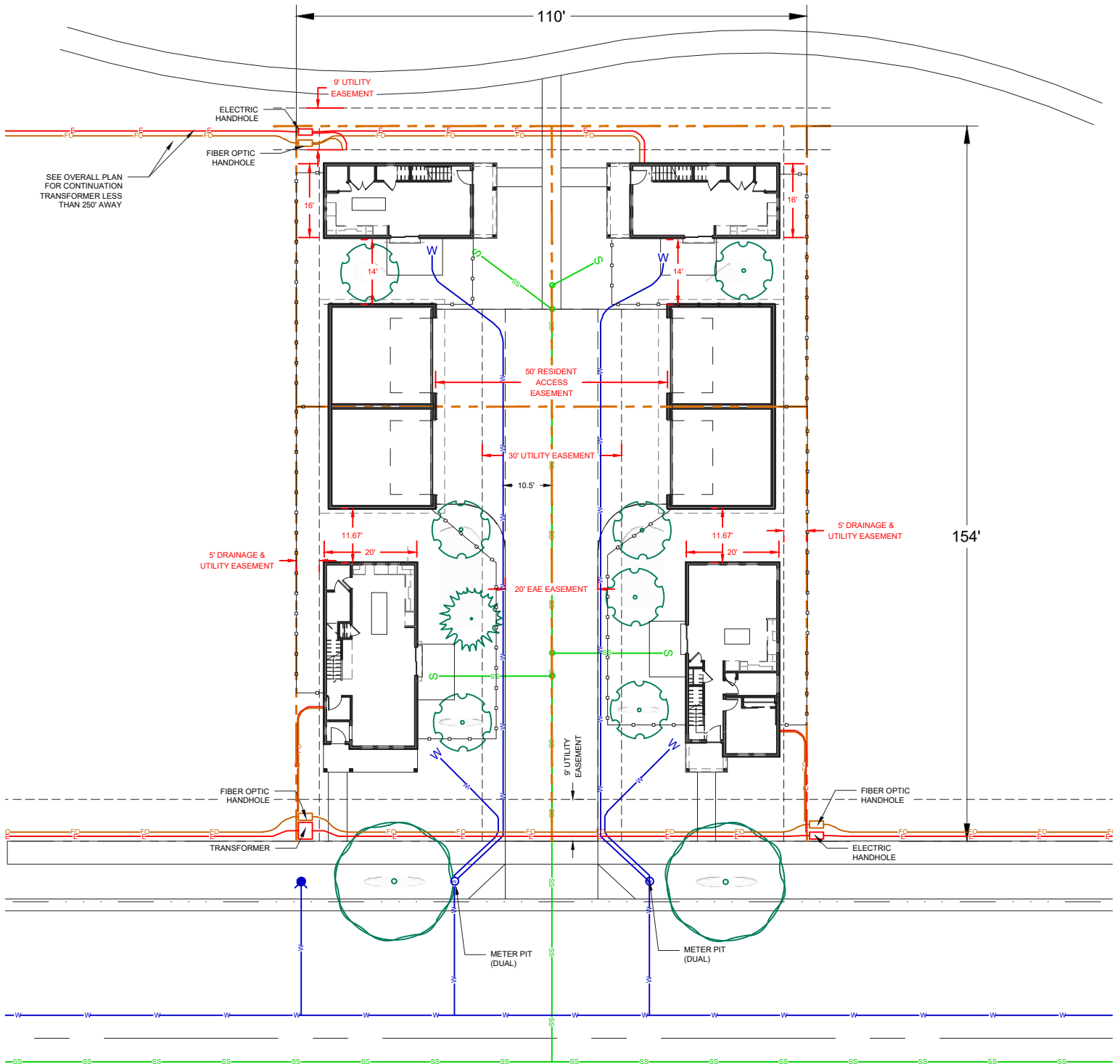
Water service for the project will be provided by East Larimer County Water District. A 12" Waterline is proposed to connect from the Bloom 1st Filing to Vine. The service to the individual single family lots will be provided through direct taps to the public watermain in the Public ROW. Services for the Cottage 4/5-packs will be provided through individual meters or dual meters. The development team is working with ELCO to further vet whether the Cottage 4/5-Packs will be serviced from the watermain within the Public ROW (Option A) or from a public watermain in within the shared drives (Option B).

Sanitary Sewer System

Sewer service for the project will be provided by Boxelder Sanitation District. The main connection for the Bloom 8th Filing will tie into the existing sewer interceptor running along the eastern boundary of the project. Taps to this interceptor will be minimized to limit disturbance to the existing interceptor. The service to the individual single family lots will be provided through direct taps to the public sewer main within the Public ROW. Services for the Cottage 4/5-packs will be provided through either individual taps or a shared tap. The development team is working with BSD to further vet whether the Cottage 4/5-Packs will be serviced from a shared sewer service in within the access drive (Option A) or from a combination of the public sewer within the Public ROW and a public sewer within the rear open spaces (Option B).

Please refer to utility and lot layout typicals on the following pages

Project Narrative: Bloom Filing 8



(IN FEET)
1 INCH = 30 FEET

NOVEMBER 6, 2024

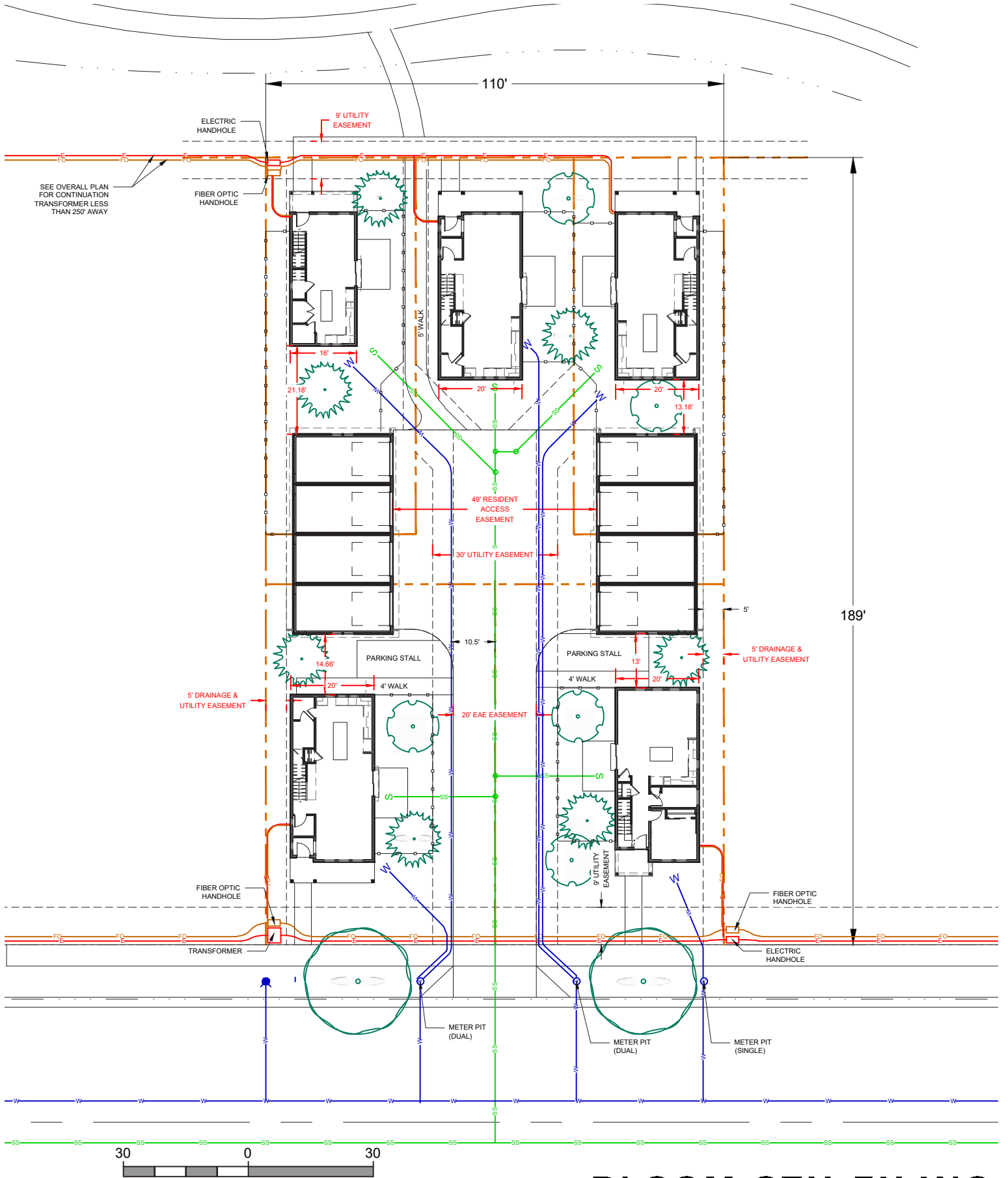


NORTHERN
ENGINEERING

BLOOM 8TH FILING
FORT COLLINS, CO

4-UNIT UTILITY LAYOUT - OPT. A
COTTAGE PRODUCT

Project Narrative: Bloom Filing 8



(IN FEET)
1 INCH = 30 FEET

BLOOM 8TH FILING FORT COLLINS, CO

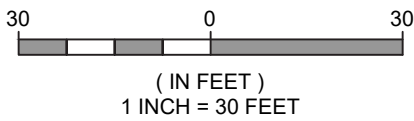
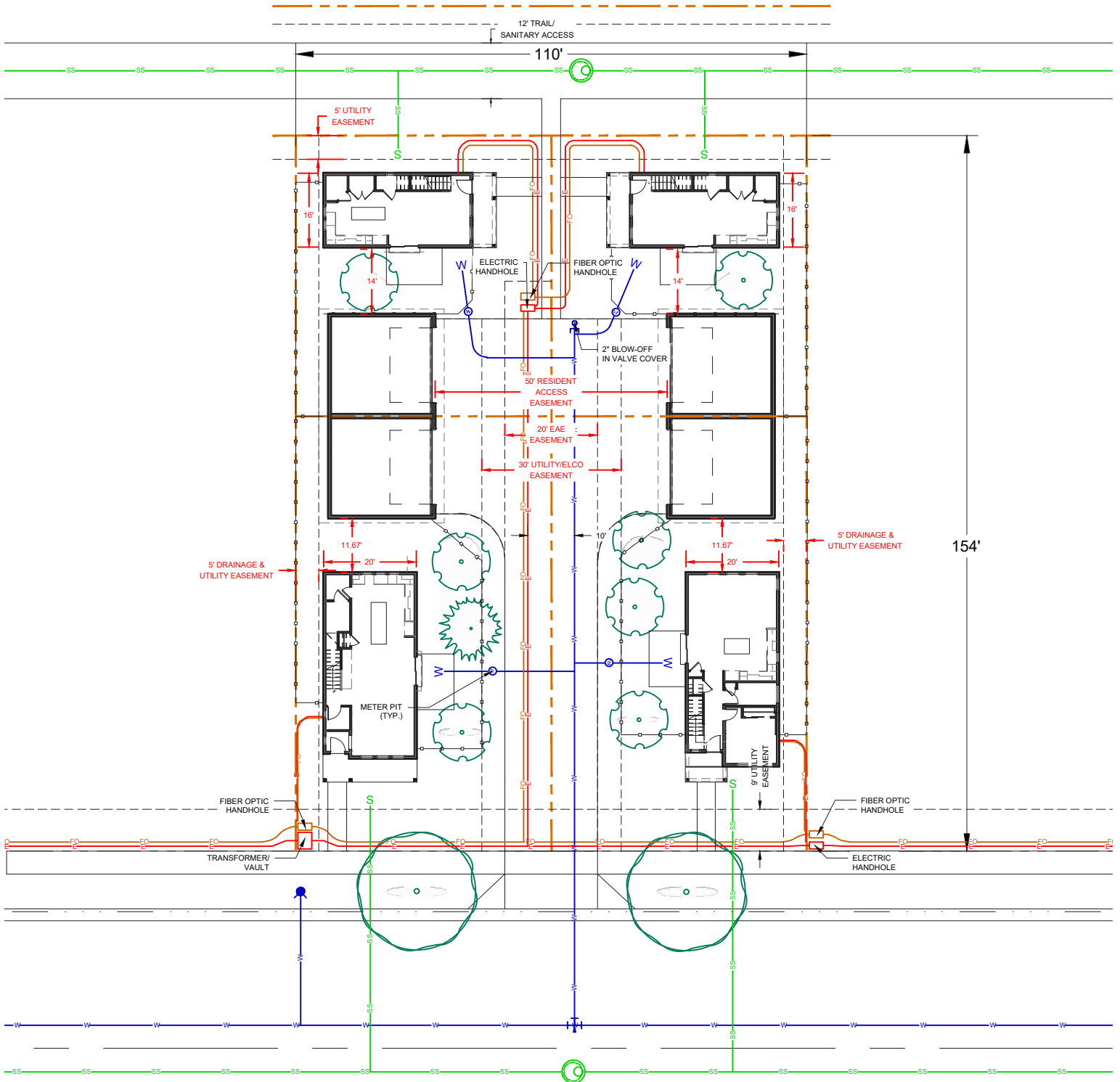
5-UNIT UTILITY LAYOUT - OPT. A COTTAGE PRODUCT

NOVEMBER 6, 2024



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Project Narrative: Bloom Filing 8



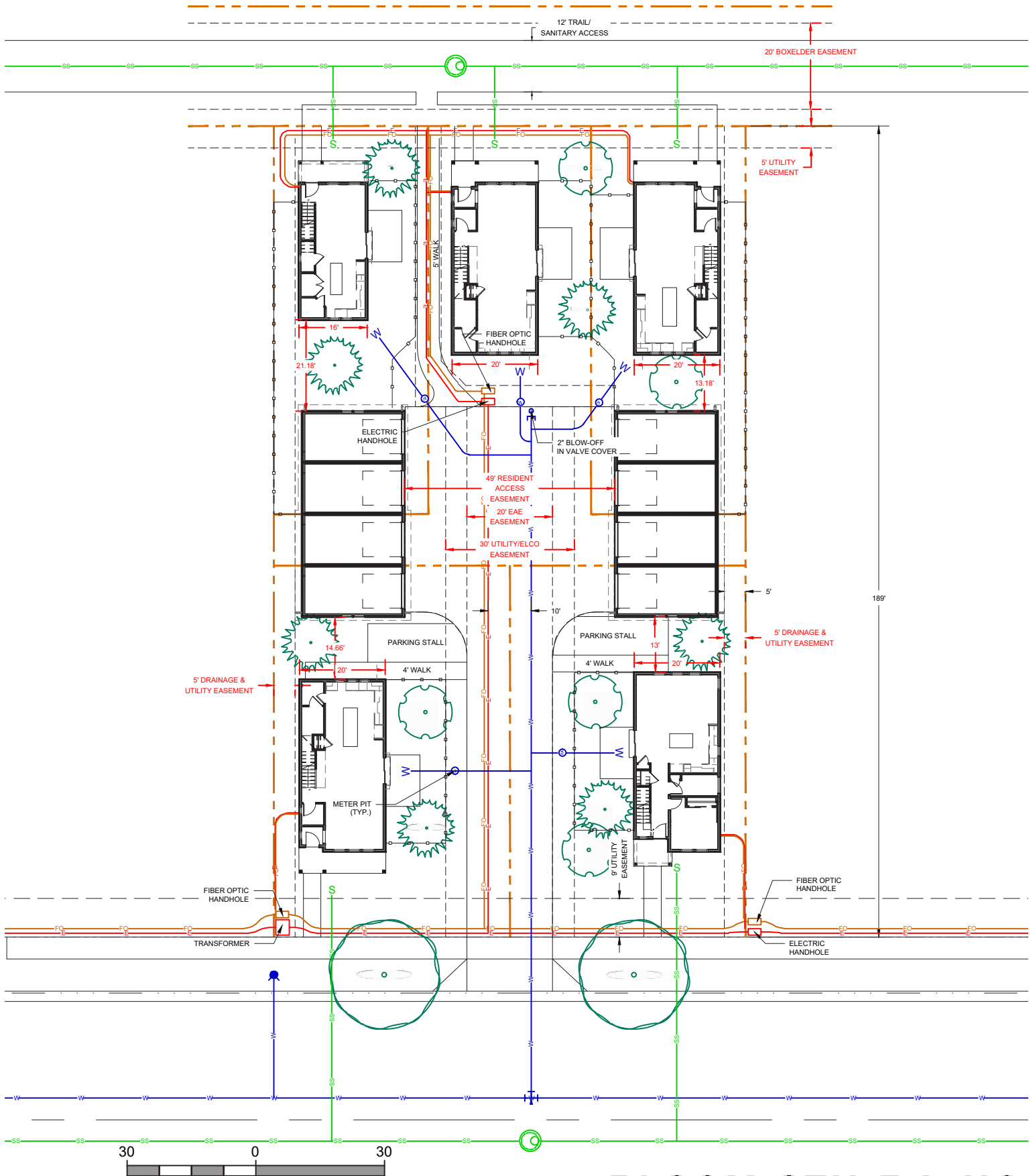
BLOOM 8TH FILING FORT COLLINS, CO 4-UNIT UTILITY LAYOUT - OPT. B COTTAGE PRODUCT

NOVEMBER 6, 2024



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Project Narrative: Bloom Filing 8



BLOOM 8TH FILING FORT COLLINS, CO

5-UNIT UTILITY LAYOUT - OPT. B COTTAGE PRODUCT

NOVEMBER 6, 2024



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ENGINEERING**

Project Narrative: Bloom Filing 8

ARCHITECTURE

Design: Single-Family Detached Home Examples



Note: Images are conceptual and are subject to change.

Project Narrative: Bloom Filing 8

ARCHITECTURE

Design: Cottage Home Examples



Farmhouse Elevation



Craftsman Elevation



Hipped Elevation

Note: Images are conceptual and are subject to change.